

Application Ref: 14/02145/FUL

Proposal: Proposed three bedroom detached dwelling with associated driveway

Site: 17 Castor Road, Marholm, Peterborough, PE6 7JA

Applicant: Mr & Mrs E Flanz

Agent: Mike Leeder, CHQ Partnership Ltd

Referred by: Marholm Parish Council

Reason: Concerns regarding access safety, parking and design

Site visit: 05.08.2014

Case officer: Miss Louise Lovegrove

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Recommendation: **GRANT** subject to relevant conditions

1 Description of the site and surroundings and Summary of the proposal

Site and Surroundings

The application site is located in a prominent position within the village of Marholm, at the junction of Castor Road, Walton Road and Stamford Road. The site is situated between two existing residential properties - 16 Walton Road and 17 Castor Road, the latter of which the site forms part of the garden. Within the site itself there is a prefabricated detached single storey garage and static mobile home (albeit this does not have planning permission to be sited). Vehicular access is taken via a dropped kerb crossing from Castor Road and there is presently on-site parking associated with the host dwellinghouse.

The application site is located on the edge of the Marholm Conservation Area and situated opposite the Grade II Listed War Memorial, located on the village green. There is a large mature Sycamore tree to the front of the site which reaches a height of 14 metres.

Proposal

The application seeks planning permission for the construction of a two storey detached 3-bed dwelling with associated access improvements and car parking.

It should be noted that the application has been submitted following withdrawal of an earlier application (reference 14/01310/FUL). This application was withdrawn to allow the Applicant to amend the scheme in response to comments from the Local Highway Authority and City Council's Tree Officer.

2 Planning History

Reference	Proposal	Decision	Date
14/01310/FUL	Proposed three bedroom detached dwelling with associated driveway	Withdrawn	04/09/2014

3 Planning Policy

Decisions must be taken in accordance with the development plan policies below, unless material considerations indicate otherwise.

Planning (Listed Building and Conservation Areas) Act 1990

Section 66 - General duty as respects listed buildings in exercise of planning functions

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

Section 72 - General duty as respects conservation areas in exercise of planning functions.

The Local Planning Authority has a statutory duty to have special regard to the desirability of preserving the Conservation Area or its setting, or any features of special architectural or historic interest which it possesses.

National Planning Policy Framework (2012)

Section 7 - Good Design

Development should add to the overall quality of the area; establish a strong sense of place; optimise the site potential; create and sustain an appropriate mix of uses; support local facilities and transport networks; respond to local character and history while not discouraging appropriate innovation; create safe and accessible environments which are visually attractive as a result of good architecture and appropriate landscaping. Planning permission should be refused for development of poor design.

Section 12 - Conservation of Heritage Assets

Account should be taken of the desirability of sustaining/enhancing heritage assets; the positive contribution that they can make to sustainable communities including economic viability; and the desirability of new development making a positive contribution to local character and distinctiveness. When considering the impact of a new development great weight should be given to the asset's conservation.

Planning permission should be refused for development which would lead to substantial harm to or total loss of significance unless this is necessary to achieve public benefits that outweigh the harm/loss. In such cases all reasonable steps should be taken to ensure the new development will proceed after the harm/ loss has occurred.

Peterborough Core Strategy DPD (2011)

CS01 - Settlement Hierarchy and the Countryside

The location/ scale of new development should accord with the settlement hierarchy. Development in the countryside will be permitted only where key criteria are met.

CS02 - Spatial Strategy for the Location of Residential Development

Provision will be made for an additional 25 500 dwellings from April 2009 to March 2026 in strategic areas/allocations.

CS14 - Transport

Promotes a reduction in the need to travel, sustainable transport, the Council's UK Environment Capital aspirations and development which would improve the quality of environments for residents.

CS16 - Urban Design and the Public Realm

Design should be of high quality, appropriate to the site and area, improve the public realm, address vulnerability to crime, be accessible to all users and not result in any unacceptable impact

upon the amenities of neighbouring residents.

CS17 - The Historic Environment

Development should protect, conserve and enhance the historic environment including non-scheduled nationally important features and buildings of local importance.

Peterborough Planning Policies DPD (2012)

PP02 - Design Quality

Permission will only be granted for development which makes a positive contribution to the built and natural environment; does not have a detrimental effect on the character of the area; is sufficiently robust to withstand/adapt to climate change; and is designed for longevity.

PP03 - Impacts of New Development

Permission will not be granted for development which would result in an unacceptable loss of privacy, public and/or private green space or natural daylight; be overbearing or cause noise or other disturbance, odour or other pollution; fail to minimise opportunities for crime and disorder.

PP12 - The Transport Implications of Development

Permission will only be granted if appropriate provision has been made for safe access by all user groups and there would not be any unacceptable impact on the transportation network including highway safety.

PP13 - Parking Standards

Permission will only be granted if appropriate parking provision for all modes of transport is made in accordance with standards.

PP16 - The Landscaping and Biodiversity Implications of Development

Permission will only be granted for development which makes provision for the retention of trees and natural features which contribute significantly to the local landscape or biodiversity.

PP17 - Heritage Assets

Development which would affect a heritage asset will be required to preserve and enhance the significance of the asset or its setting. Development which would have detrimental impact will be refused unless there are overriding public benefits.

4 Consultations/Representations

Archaeological Officer (05.01.15)

No objections - Whilst the site is located within the medieval core of the village, any remains are likely to have been truncated by the presence of the existing garage. Therefore, there is no need to secure a programme of archaeological evaluation.

Building Control Manager

No comments received.

Education & Childrens Dept - Planning & Development

No comments received.

PCC Transport & Engineering Services (05.01.15)

No objections - Request a condition requiring the provision of vehicle-to-pedestrian visibility splays.

PCC S106 Planning Obligations Officer (22.12.14)

Following the Ministerial Statement from DCLG dated 28th November we will not be seeking a POIS contribution for the proposed development as it falls below the threshold contained in the statement of sites 10 units or less and which have a maximum combined gross floor space of 1,000 square metres.

Section 106 Major Group

No comments received.

Cambridgeshire Fire & Rescue Service

No comments received.

PCC Conservation Officer (09.01.15)

No objections - The proposal would enhance the sense of place of the village green and would accord with the statutory duty to preserve or enhance the setting of the Marholm Conservation Area and nearby listed buildings. Request amendment to the fenestration design of the front elevation to better mirror nearby properties.

Marholm Parish Council (19.01.15)

Objection

1. There is a general safety concern regarding the driveway and its proximity to the T-junction. In addition, the existing house at 17 Castor Road's driveway has been reduced in size; this will probably mean that they have to reverse out of the driveway on to the road, which will increase the risk of an accident occurring. We believe that the highways department should review the application and see if there are any amendments required to minimise these risks.
2. There is a concern about the additional parking that may be required outside the property for friends and family. Parking on the side of the road and on the pavement can increase the safety risks to other road users and pedestrians. We also do not want people to park on the village green.
3. We want the appearance of the house to be in keeping with the line of houses. We don't think that the current design, which is stone faced at the front, is in keeping and the house should therefore in our opinion be fully rendered. We do not want the house to stand out but to fit in and complement the line of houses.
4. We would also like to have a hedge or fence erected to replace the Leylandii that were chopped down.

PCC Pollution Team

No comments received.

Waste Management

No comments received.

PCC Tree Officer (02.01.15)

No objection - The recommendations of the submitted Arboricultural Report are accepted however request further specification by condition.

Local Residents/Interested Parties

Initial consultations: 9

Total number of responses: 3

Total number of objections: 3

Total number in support: 0

Two objections have been received from local residents on the following grounds:

- I always thought that this was a Conservation Area. This house would be crammed into a small area, and exit onto Castor Road - a very busy area.
- My main concern is the sewer which goes right across the garden of No.17 Castor Road to a manhole near the hedge in the garden which at the moment appears to be covered in rubbish. The sewer serves properties along Walton Road and has been blocked at times over the years.
- I do not wish to look out of my kitchen windows (No.16 Walton Road) at a great big stone wall when I can look out over the village green.
- I have no wish to see our lovely village spring up with houses on every field or anywhere they

- can be built and for greedy selfish people to make money.
- These small villages are what they should be and have been for many years.

5 Assessment of the planning issues

The main considerations are:

- Principle of residential development
- Design and impact upon the character and appearance of the surrounding area and heritage assets
- Neighbour amenity
- Access, parking and highway implications
- Tree implications
- Archaeology
- Developer contributions

a) Principle of residential development

The application site is located within the identified settlement boundary of Marholm, which itself is identified in the settlement hierarchy as a 'small village'. Policy CS2 of the Peterborough Core Strategy DPD (2011) states that development in these villages of any windfall site (a site not formally allocated for development) will be limited to only infill or a group of no more than 9 dwellings. The application proposal represents infilling between two lines of established dwellings at the heart of the village and therefore, subject to meeting all other policy requirements, the principle of residential development is acceptable.

b) Design and impact upon the character and appearance of the surrounding area and heritage assets

As detailed in Section 1 above, the application site comprises garden land to the side of No.17 Castor Road (the host dwellinghouse). This garden land is set between two residential properties of identical design, layout and form and which form a row of three blocks of semi-detached rendered two storey dwellings along both Walton Road and Castor Road. With regards to impact upon heritage assets, as set out above, the site is located on the edge of the Marholm Conservation Area and in close proximity to a number of listed buildings (the War Memorial, Blacksmith's Cottage, alms houses and Fitzwilliam Arms). Accordingly, the Local Planning Authority has a statutory duty to ensure that all new development either preserves or enhances the settings of these heritage assets.

The Marholm Conservation Area appraisal identifies that the locality of the application site, namely the village green, is a focal point of the village particularly by virtue of the presence of the War Memorial and village sign. Further, it is an enclosed area given the surrounding buildings, stone walls and accordingly has a positive sense of place. The removal of tall conifers to the frontage of the application site has opened up views of the site and emphasised a 'gap tooth' effect which leaks space. The proposed dwelling would infill this existing gap within the streetscene and it is the view of Officers and the City Council's Conservation Officer that new development on the site would add to the sense of enclosure of the village green, enhancing its setting.

The siting of the proposal would respect the established building lines to both streetscenes and would ensure adequate gapping between the dwellings to accord with the established built form of the area. By virtue of this careful siting, the proposal would not appear cramped or overdeveloped and it is considered therefore that the presence of a building on this site would not detract from the overall appearance of the locality or the setting of either the Conservation Area or nearby listed buildings.

In terms of specific design, the proposal seeks the construction of a detached two storey dwellinghouse of traditional form, design and materials. It is acknowledged that concern has been expressed by residents and Marholm Parish Council that this design of dwelling would be at odds within the streetscene and that any new dwelling should mirror the design and

materials of the neighbouring dwellings on either side. However, this is not a view shared by Officers or the City Council's Conservation Officer. It is considered that the use of stone in the treatment of the facade, and replica Collyweston slate would result in a building which positively enhances the setting of heritage assets. Whilst a mirroring treatment of render would appear to blend into the streetscene, it would have an effect of preserving the setting whereas it is considered that the proposal enhances. It is the view of the Conservation officer that a degree of contrast to the neighbouring dwellings would not be harmful to the appearance of the locality and that blending of the proposal would represent a missed opportunity for creating a more focal point building to enhance the sense of place to the village green.

Some amendments are required to the fenestration treatment at ground floor on the principal elevation however this may readily be secured by a suitably worded condition.

On the basis of the above, it is considered that the proposal would enhance the setting of nearby heritage assets and would not result in any unacceptable impact to the character, appearance or visual amenity of the surrounding area. On this basis, the proposal is in accordance with Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 58, 131, 132 and 137 of the National Planning Policy Framework (2012), Policies CS16 and CS17 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP17 of the Peterborough Planning Policies DPD (2012).

c) Neighbour amenity

Both the host dwellinghouse and neighbouring residential property to the east (No.16 Walton Road) have windows at first and ground floor which face towards the application site and serve primary habitable rooms (kitchen, bedroom etc.). With regards to the host dwelling house, the proposal would be sited a minimum of 5.4 metres from these windows. Given that this dwelling is occupied by the Applicant, they have already accepted the level of separation and consider that it would not be overbearing to their primary habitable rooms. Some loss of natural daylight would result in the mornings given the orientation, however, this is considered to be acceptable in light of the ownership arrangements. Irrespective of this ownership matter, in the event that the new dwelling were to be sold off, it is considered that adequate separation would be maintained to ensure that an acceptable level of amenity remain for occupants of No.17 by way of overbearing and overshadowing impact.

In terms of the separation distance to No.16 Walton Road, this would be a minimum of 5 metres and it is noted that the occupant of this neighbouring property has objected to the proposal on the basis of loss of views from their kitchen window and replacement with a large brick wall. Whilst the loss of views is not a material consideration, potential overbearing impact and loss of natural daylight is. A separation distance of 5 metres is considered to be acceptable in this instance. The dwelling would be sited sufficiently far from primary habitable windows so as to not appear a completely dominating feature and the siting is angled so as to increase the separation further towards the front of the site. Furthermore, it is considered that this level of separation would be sufficient to ensure an adequate level of natural daylight still resulted to those neighbouring primary habitable rooms. Whilst some overshadowing would result in the afternoons, it is not considered that this would be to such a level as to represent a wholly unacceptable impact.

On the basis of the above, it is considered that the proposal would not result in an unacceptable level of impact to the amenities of neighbouring occupants. The proposal is therefore in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

d) Access, parking and highway implications

The Local Highway Authority (LHA) has raised no objections with regards to the proposal. The revised access arrangement would provide a safe vehicular and pedestrian access to serve both the existing and proposed dwellings, with adequate car parking to meet adopted

standards and serve the needs of both dwellings without creating additional demand on the public highway. It is noted that concern has been expressed from local residents with regards to danger caused by intensification of the vehicular access in close proximity to the highway junction. Whilst this is noted, the proposal would not create a significant intensification and the access design meets with required standards in terms of safety and visibility. Whilst vehicles associated with the existing dwelling would reverse out onto the highway, this is not an alteration from the present situation and does not need to be addressed. With regards to the proposed dwelling, adequate turning is provided within the curtilage of the site to ensure that vehicles can enter, turn and exit the site in a forward gear.

The LHA has requested that 2 metre x 2 metre vehicle-to-pedestrian visibility splays be provided at either side of the improved access. To the east, this is situated within the public highway and therefore achievable whereas to the west, it would require the removal of a small section of the existing front boundary hedge to the host dwellinghouse. This can be secured through an appropriately worded condition.

On the basis of the above, the proposal would provide adequate on-site car parking and would not result in any unacceptable impact to the safety of the public highway network. Therefore, the proposal is in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012).

e) Tree implications

As set out in Section 1 above, there is mature Sycamore tree situated to the front of the application site, owned by the City Council. The application has been accompanied by a Arboricultural Implications Assessment and Arboricultural Method Statement which estimated that there will be a 24% incursion into the Root Protection Area of this tree as a result of the proposed development (most notably the amended access and driveway). The City Council's Tree Officer is broadly in agreement with the conclusions of the report however some additional specifications have been requested. Whilst this is noted, the measures accord with BS5837:2012, and this is considered acceptable without the need for further information.

On the basis of the above, the proposal would not result in any unacceptable impact upon landscape features of visual amenity importance and is therefore in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012).

f) Archaeology

The application site is located within the historic core of the medieval settlement however the City Council's Archaeologist has advised that there is no need to secure a programme of archaeological evaluation. It is considered that the footprint of the proposal is modest and that, given the presence of the existing garage, truncation and damage is already likely to have resulted to any potential buried remains. Accordingly, the proposal would not pose an unacceptable risk to undiscovered heritage assets and is therefore in accordance with paragraph 128 of the National Planning Policy Framework (2012), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

g) Developer contributions

The Government recently published revised guidance (paragraph 012) in respect of tariff-style planning obligations for developments of 10 dwellings or fewer and which have a maximum combined gross floor space of no more than 1000 square metres. The proposal meets these requirements and on this basis, the Local Planning Authority will not be seeking any site-specific contributions.

h) Other matters

Impact on existing sewers within the site

It is noted that concern has been raised with regards to the impact upon an existing sewer

which runs through the application site. The Applicant would be required to seek approval from the water authority to re-route this sewer if needed but this does not form a material consideration for the determination of the application.

6 Conclusions

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- the proposal represents infill residential development on a windfall site which is considered an appropriate level of development for Marholm, in accordance with Policies CS1 and CS2 of the Peterborough Core Strategy DPD (2011);
- the proposed dwelling would not result in any unacceptable impact upon the character, appearance or visual amenity of the surrounding area, in accordance with paragraph 58 of the National Planning Policy Framework (2012), Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012);
- the proposal would enhance the setting and character of the Marholm Conservation Area and nearby listed buildings, in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 131, 132 and 137 of the National Planning Policy Framework (2012), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012);
- the proposal would not result in an unacceptable level of harm to the amenities of neighbouring occupants, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012);
- safe access can be made to the site and adequate on-site parking can be provided to meet the needs of both the existing and proposed dwellings, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012);
- the proposal would not result in any unacceptable impact upon landscape features of key amenity value, in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012);
- the proposal would not result in any unacceptable impact to undiscovered buried heritage assets, in accordance with paragraph 128 of the National Planning Policy Framework (2012), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012); and
- no financial contribution is required towards the infrastructure demands generated by the proposed development, in accordance with the National Online Planning Guidance.

7 Recommendation

The Director of Growth and Regeneration recommends that Planning Permission is **GRANTED** subject to the following conditions:

- C 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 (as amended).

- C 2 No development shall take place until details of the following external materials have been submitted to and approved in writing by the Local Planning Authority:

- Walling (including mortar mix);
- Roofing;
- Windows and doors;

- Cills and lintels; and
- Rainwater goods.

The details submitted for approval shall include the name of the manufacturer, the product type, colour (using BS4800) and reference number. The development shall not be carried out except in accordance with the approved details.

Reason: For the Local Planning Authority to ensure a satisfactory external appearance, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP2 of the Peterborough Planning Policies DPD (2012).

- C 3 Notwithstanding the details shown on drawing number CHQ.14.10899-14 'Proposed Elevations' and prior to the commencement of development, revised details of the fenestration arrangement to the front elevation of the dwelling hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The details shall include cross section drawings at a scale no smaller than 1:2 and elevation drawings at a scale no smaller than 1:10, including details of glazing, glazing bars, sills, lintels and finish. The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In order to preserve the special architectural and historic character of the Marholm Conservation Area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), Policy CS17 of the Peterborough Core Strategy DPD (2011) and Policy PP17 of the Peterborough Planning Policies DPD (2012).

- C 4 Adequate facilities shall be provided within the curtilage of the site for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction and the storage of construction materials.

Reason: In the interests of highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policy PP12 of the Peterborough Planning Policies DPD (2012).

- C 5 Prior to first occupation of the dwelling hereby permitted, the vehicular access to the site shall be widened and the areas shown for the purposes of parking and turning provided in accordance with the details shown on drawing number CHG.14.10899-12). Thereafter, those areas shall be retained solely for the purposes of access, parking and turning in connection with the use of the dwelling in perpetuity.

Reason: In the interests of highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012).

- C 6 Prior to first use of the amended vehicular access shown on drawing number CHQ.14.10899-12, vehicle-to-pedestrian visibility splays measuring 2 metres x 2 metres (measured from and along the back edge of the public highway) shall be provided to both sides of the access. Thereafter, those splays shall be kept clear of any obstruction above a height of 600mm in perpetuity.

Reason: In the interests of highway safety, in accordance with Policy CS14 of the Peterborough Core Strategy DPD (2011) and Policies PP12 and PP13 of the Peterborough Planning Policies DPD (2012).

C 7 Prior to the commencement of development, a scheme for the hard landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Proposed finished ground and building slab levels;
- Surfacing materials of all areas of hardstanding; and
- Boundary treatments, including gates.

Development shall be carried out in accordance with the approved details and all boundary treatments and areas of hardstanding shall be provided prior to first occupation of the dwelling.

Reason: In the interests of the visual appearance of the development and to protect neighbour amenity, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policies PP2 and PP3 of the Peterborough Planning Policies DPD (2012).

C 8 The development hereby permitted shall be carried out in accordance with Section 10 of the submitted 'Arboricultural Implications Assessment and Arboricultural Method Statement' (reference 2586.AIA.Marholm.Flanz dated 19th September 2014) and the details shown on drawing number 2586.TPP 'Tree Protection Plan'.

Reason: In order to protect a tree of key amenity value, in accordance with Policy PP16 of the Peterborough Planning Policies DPD (2012).

C 9 The development hereby approved shall be constructed so that it achieves at least a 10% improvement on the Target Emission Rates set by the Building Regulations at the time of Building Regulations being approved for the development.

Reason: To accord with Policy CS10 of the Peterborough Core Strategy DPD (2011).

C 10 Notwithstanding the details shown on drawing number CHQ.14.10899-14 'Proposed Elevations' and prior to first occupation of the dwelling hereby permitted, the proposed first floor bathroom window to the western elevation shall be obscurely glazed to a minimum of Level 3 obscurity, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed. Thereafter, that window shall be retained as such in perpetuity.

Reason: In order to protect and safeguard the amenities of the adjoining occupiers, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).

C 11 Notwithstanding the provisions of Part 1 Classes A and E of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), extensions or detached outbuildings/enclosures shall be constructed other than as those expressly authorised by any future planning permission.

Reason: In order to protect the amenity of neighbouring occupants, in accordance with Policy CS16 of the Peterborough Core Strategy DPD (2011) and Policy PP3 of the Peterborough Planning Policies DPD (2012).